

**CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
FEBRUARY 24, 2015
9:00 A.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2015 through 1/2016	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	1	0
Chad Thilborger, Vice Chair	A	0	1
Paul Dooley	P	1	0
Joan Hinton	P	1	0
Patrick McGee	P	1	0
Lakhi Mohnani	P	1	0
Howard Nelson	P	1	0

Alternates:

PJ Espinal	A	0	1
Joshua Miron	A	0	1
Robert Smith	P	1	0

Staff Present

Bruce Jolly, Board Attorney
Rhonda Hasan, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Shani Allman, Clerk III
Deanna Bojman, Clerk III
Alexandria Gill, Project Specialist
Porshia Goldwire, Administrative Aide
Cija Omengebar, Project Specialist
Robert Masula, Building Inspector
Leroy Jones, Building Inspector
Lieutenant Robert Kisarewich, Fire Inspector
George Oliva, Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE13041247: Daniel O'Connor, broker
CE13111632: Douglas Green, property manager

CE14022025; CE14051500: Maria Santoro-Urso, owner's representative
CE14031651: Jeffrey Levy, owner
CE14071821: Kathleen Gordon, owner's daughter
CE14100097: Courtney Crush, attorney
CE14030884: Kimberly Williams, owner
CE13030518: Brian Bullock, architect
CE13071954: Alfred Green, owner's husband
CE14051629: Ulysses McClover, owner
CE13060564: Jonathan Sela, owner's nephew
CE13100827: Donald Scott, owner
CE14021595: Mordechai Ailos, owner
CE14082172: Edwynne Murphy, attorney, Robert Loucks, contractor/engineer
CE10070711: Jacqueline Vega, owner's daughter; Gloria Martinez, owner
CE14051355: James Williams, owner
CE14090039: Juan Cardona, general contractor
CE15011806: Scott Mello, owner's representative
CE13110620: Suzanne Whalen, owner
CE14102297: Eddie Waters, owner's representative
CE14101811: Carlos Roman, owner
CE14081062: Nandanie Ramlochan, owner's representative
CE14011956: Richard Waltzer, owner
CE14081054: Pietro Morales, property manager
CE15011828: Robert Blaylock, owner
CE14090227: Noel Watson, owner's representative/general contractor
CE14072224: Adiel Buchillon, owner's husband

[The meeting was called to order at 9:00 a.m.]

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE14100097

1180 North Federal Highway
PREMIER RIVA LLC

This case was first heard on 11/25/14 to comply by 2/24/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported a permit for the awnings had been issued and a permit application for the ground sign, now a temporary ground sign, had been resubmitted with corrections on 2/23/15.

Courtney Crush, attorney, distributed a photo of the sign and said she had met with the Zoning Administrator and the sign permit application had been resubmitted for "temporary builders sign and temporary real estate sign." The third sign was screening around an old utility building that must be disconnected. The Zoning Administrator had determined that since the scaffolding was affixed to the building, this was now a sign, but he was not certain it complied with the super graphic ordinance and was conferring with the former Zoning Administrator. Ms. Crush requested 30 days to resolve the issue of the ground signs. They would comply with the Zoning Administrator's determination regarding the super graphic or remove it.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14082172

2200 S Ocean Lane # 910
BUTTERFIELD LTD

This case was first heard on 10/28/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had failed plan review and the plans had been picked up for corrections. He recommended a 28-day extension.

Edwynne Murphy, attorney, was present.

Robert Loucks, contractor, stated the job set had disappeared so he needed to re-submit it. He informed the Board that the other contractor had completed his work; Mr. Loucks needed the permit to install the drywall on his side.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13030518

1215 Seminole Drive
KEENAN, BRIAN F

This case was first heard on 11/25/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. He had spoken with a contractor hired to do the work, who said they were working with an architect to prepare drawings.

Brian Bullock, architect, said the drawings were 75% complete and he anticipated they would be ready to submit in a week or so.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14051355

3051 Northwest 23 Street
WILLIAMS, THERESA

This case was first heard on 1/27/15 to comply by 2/24/15 and 5/26/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had removed the shed and was working on the roof and fence permits. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13041247

124 Hendricks Isle
SIDMAN, HUE KIM

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$675.

Robert Masula, Building Inspector, reported the permit had been issued, complying the violations. He requested the accrued fines be abated and the case closed.

Mr. Mohnani renewed his objection to the way the violation had been cited.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 7-0.

Case: CE14031651

937 Northwest 13 Street
LEVY, JEFFREY B

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had pulled the permits and only needed final inspections. He recommended a 119-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14090039

3145 Northeast 9 Street
ESPOSITO ENTERPRISES INC

This case was first heard on 10/28/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been resubmitted and was pending review.

Juan Cardona, general contractor, requested additional time to comply.

Inspector Masula confirmed that the violation would be complied with the issuance of the permit.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14021595

1842 Northeast 26 Avenue
AILOS, MORDECHAI M

This case was first heard on 4/22/14 to comply by 7/22/14 amended to 8/26/14. Violations, extensions and notice were as noted in the agenda. The property was not complied, fines had been imposed on 10/28/14 and currently totaled \$1,770. The City was requesting an increase in the daily fines.

Ms. Hasan explained the Assistant Building Official wished to increase the fines to \$50 per day based on the fact there had been no progress and "little, if no cooperation from the owner." Mr. Nelson asked how the Board could amend the fine without hearing the case again. Mr. Jolly advised the Board not to act; he felt the City should file a motion for a re-hearing and the case would have to be scheduled and noticed as such. Ms. Hasan said it was the City's position that there need not be a re-hearing on the existence of the violations. She stated the City opposed any extension.

Mordechai Ailos, owner, said he had retained an architect and been in touch with Inspector Masula. He explained he was experiencing a financial hardship and requested additional time. Mr. Ailos informed Chair Elfman the plans were complete and he provided a permit application number. He also displayed the plans and survey to the Board. Mr. Nelson noted that the plans were dated 7/21/14.

Inspector Masula reminded the Board that the plans had been awaiting pickup for corrections since August 5, 2014; this was why the Assistant Building Official had requested the fine be increased. He said the owner had promised a few times that he would pick up the plans for corrections but had not done so.

Mr. Nelson informed Mr. Ailos that if the Board granted an extension, in 28 days, the Board would like to see the corrected plans resubmitted.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Smith opposed.

Case: CE13060564
1339 Northeast 14 Avenue
CHAI LV LLC

This case was first heard on 7/23/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there was a delay in plan review over "an issue of 2 ½ inches."

Jonathan Sela, owner said they could not afford to proceed and he would convert the space back to a carport. Inspector Masula confirmed this would comply the violation. Mr. Sela said he had bought the house with the carport converted. Inspector Masula said a column that had been there for 40-60 years was encroaching and causing the problem.

Mr. Mohnani said the Fire Marshal had the ability to consider alternatives if he determined that complying with fire codes would be too expensive and Mr. McGee agreed. Mr. Jolly explained that the CEB made determinations about whether a violation existed, but they did not have the power to nullify the determinations of administrators.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14071821
1070 Northwest 25 Avenue
LANDERS, MARIE H/E
TAYLOR, MARTHA

This case was first heard on 1/27/15 to comply by 2/24/15 and 3/24/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said he had met with Det. Maura and agreed the owner had worked with the City to comply FBC (2010) 105.1.5 but she still needed to address the other two violations. He recommended a 63-day extension to pull window and shed permits. Mr. Nelson pointed out that the Board had already granted until 3/24/15 to comply the other two violations.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13111632

335 Southwest 18 Avenue
NEW OWNER: SOFREI LLC

This case was first heard on 3/25/14 to comply by 5/27/14 amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there was a new owner, and he had already applied for permits. He recommended a 63-day extension.

Douglas Green, property manager, said he was unsure when the new owner had bought the property.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13071954

1217 Northwest 18 Avenue
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14 amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit application had been resubmitted on 2/23/15. He recommended a 63-day extension.

Alfred Green, the owner's husband, said the family had experienced some problems recently that had forced them to be out of town. Inspector Oliva confirmed the violations would be complied with issuance of the permit.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14022025

619 Southwest 20 Terrace
FIVE TEN FLORIDA IV LLC

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit application had been resubmitted on 2/9/15. He recommended a 63-day extension.

Maria Santoro-Urso, owner's representative, confirmed the permit applications had been re-submitted.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14051500

1389 Southwest 24 Avenue
FIVE TEN FLORIDA III LLC

This case was first heard on 9/23/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit application had been resubmitted on 2/19/15 and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15011806

5160 Northeast 18 Terrace
CARDINAL CAPITAL MANAGER LLC

Certified mail sent to the owner was accepted on 2/12/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE COMPLETE
INTERIOR REMODELLING OF THE KITCHEN, TWO
BATHROOMS, DRYWALL. TILE BACKING BOARD BEING
INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF ALL THE PLUMBING FIXTURES IN THE KITCHEN AND TWO BATHROOMS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF ELECTRICAL FIXTURES, DEVICES AND A SUB PANEL INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.15

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF WINDOWS AND DOORS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula said the case was begun pursuant to a complaint. A Stop Work Order had been posted on the property on 2/4/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Scott Mello, the owner's representative, said the owners had hired him to make the repairs and comply the violation. He confirmed that the owner was in Arizona and that neither Mr. Mello nor his company had performed any work on the property. He stated the property management company had contacted him and he had no idea who had performed the work. Mr. Mello stated no one was occupying the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE13100827

1609 Northwest 11 Street
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH
NEW OWNER: PROBATE PROPERTIES LLC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance fines had accrued to \$3,400.

George Oliva, Building Inspector, reported the permits had expired without inspections.

Donald Scott, owner, said in September someone had forged his, his brother's and his sister's name on a quit claim deed, claiming they sold him the property. They were in court regarding the case and there was a forgery charge with the Fort Lauderdale Police Department. Mr. Scott said he was ready for the rough inspection but needed to renew the permit.

Mr. Nelson inspected copies of deeds Mr. Scott provided and Mr. Scott pointed out that his signature was not the same on both. Mr. Scott said he had occupied the property since 1975.

Inspector Oliva said the City would allow Mr. Scott to renew the permit unless the Broward County Property Appraiser listed someone else as the owner. He recommended a 119-day extension.

Mr. Nelson suggested Mr. Scott ask his attorney to request the judge issue a clarifying order to the Board, asking that the fines be abated until the case was resolved. Mr. Jolly recommended Mr. Scott have his attorney call the City Attorney's office.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14072224

3621 Southwest 22 Street
MARTIN, IDANIA

Service was via posting on the property on 2/9/15 and at City Hall on 2/12/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AS FOLLOWS:

1. THE OWNERS OF THIS PROPERTY HAVE REMOVED A
CHAIN LINK FENCE BELONGING TO 3620 Southwest 21 Court AND
REPLACED IT WITH A WOOD FENCE.
2. THEY BUILT A SHED TO HOUSE LARGE DOGS AND IS
ATTACHED TO THE WOODEN FENCE.
3. BETWEEN 2007 AND 2008 A STORAGE SHED WAS INSTALLED.
4. BETWEEN 2011 AND 2012 A SLAB ON GRADE WAS DONE
ON THE WEST SIDE OF THE PROPERTY LOT.
5. IN 2012, WOOD FENCES WITH GATES WERE ERECTED ON
BOTH SIDES OF THE PROPERTY FRONT FACING SOUTH.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Adiel Buchillon, the owner's husband, requested time to address the violations. He said the fence had been removed by his wife's ex-husband. Mr. Buchillon stated they were dealing with foreclosure on the property now.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14101811

1504 Northeast 3 Avenue
ROMAN, CARLOS V

Certified mail sent to the owner was accepted on 2/10/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH INTERIOR
REMODELLING WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Masula said the case was begun pursuant to a complaint and a Stop Work order had been posted on the property on 10/24/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Carlos Roman, owner, said he had just picked up the permits. He stated he had hired an electrical company and would address the issues within one month. Inspector Masula recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 182 days, by 8/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13110620

1123 West Las Olas Boulevard
WHALEN, SUZANNE

Service was via posting on the property on 2/9/15 and at City Hall on 2/12/15.

Leroy Jones, Building Inspector, testified to the following violation:
FBC(2010) 105.4.18

A WOOD FENCE HAS BEEN INSTALLED ON THE PROPERTY
WITHOUT A PERMIT.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Suzanne Whalen owner, said she had tried to obtain a permit many times and been denied. She stated she had already had the fence shortened by half pursuant to a request from the Zoning Department but they had not signed off for various other reasons. Ms. Whalen stated the person who installed the fence had done "everything up to code" but without a permit. She had replaced an old dilapidated fence.

Inspector Jones explained that the property was in the historic district and the fence had not been approved by the Historic Preservation Board (HPB). Inspector Oliva confirmed that the fence had been declined because it did not match the criteria for the historic district. Greg Brewton, the former Zoning Administrator, had met with the owner and Inspector Oliva and allowed her six months to resolve the issue. Nothing had been done, so Inspector Oliva had brought the case to the CEB. Mr. Nelson said the fence must be approved by the HPB before Zoning would approve it.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14102297

1211 Northeast 2 Avenue
NICHOLS, CHARLES A

Service was via posting on the property on 2/10/15 and at City Hall on 2/12/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

EXTENSIVE WORK HAS BEEN DONE ON THIS DUPLEX,
WITHOUT ANY PERMITS. WORK INCLUDES BUT IS NOT
LIMITED TO:

1. INTERIOR RENOVATIONS IN PROGRESS INSIDE BOTH
UNIT BATHROOMS AND KITCHENS, WITH NEW PLUMBING
AND ELECTRICAL FIXTURES.
2. NEW LAUNDRY ROOM WAS BUILT. **WITHDRAWN**
3. THE OPENINGS PROTECTIONS WERE REPLACED ON BOTH
SIDES OF THE DWELLING.
4. TWO DUCTED CENTRAL A/C SYSTEMS WERE INSTALLED.
5. A WOOD FENCE WAS INTALLED AROUND THE PROPERTY
LOT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Masula said the master, electrical, fence and plumbing permit applications had been submitted on 2/20/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Edward Waters, contractor and the owner's representative, confirmed they had applied for the permits. He stated the laundry was on the original plans so this was not a violation. ~~Inspector Masula said he had never visited the property but a code officer had begun the case and everything had been reviewed by another Building Inspector. He said he would make a follow-up site visit. Mr. Nelson did not want the Board to find that the laundry room violation existed as cited if Inspector Masula was not certain.~~ Inspector Masula withdrew FBC (2010) 105.1 #2.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations, with the exception of FBC (2010) 105.1 #2, existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14081062

1512 Northwest 18 Court
SB TRS LLC

Certified mail sent to the registered agent was accepted on 2/9/15.

Leroy Jones, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AS FOLLOWS:

1. THE WINDOWS AND DOORS WERE REPLACED AT THE
DWELLING.
2. ALTERATIONS OF THE INTERIOR INSIDE THE KITCHEN
AND BATHROOMS.
3. THERE ARE NO NEW PERMITS SEEN ON CITY RECORDS
SINCE 2008.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Mr. Mohnani asked why Inspector Jones was requesting a \$50 per day fine and Ms. Hasan said she had distributed a Florida Building Code section at the last hearing which stated "the minimum penalties under Florida Building Code violations should be \$50 per day." Mr. Nelson pointed out that the Board could increase or decrease the fine amount.

~~Nandanie Ramlochan, the owner's representative, stated permits had been pulled for the windows and doors and requested a 63-day extension to pull permits for the remaining violations.~~

Inspector Jones reported there was a permit to replace one window but there were multiple windows and doors in the building. Ms. Ramlochan stated those permits were in process.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14021929

3000 Southwest 4 Avenue
CELLULAR SUPPLIES REAL ESTATE INC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 2/25/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported he and the Fire Marshal had met with the owner and designer earlier in the year and asked them to apply for permits. There had been no progress since then, and life safety issues remained. Inspector Oliva recommended the fines be imposed. He stated he had advised the owner and designer that he would request imposition of the fines today. Inspector Oliva had posted the property with notice of this hearing on 2/16/15. Mr. Nelson stated the notice had been posted at City Hall on 2/12/15.

Lieutenant Robert Kisarewich, Fire inspector, said the prior owner had been cited in 2010 and later sold the property. The new owner purchased the property in January 2013 and Lieutenant Kisarewich did not know what the new use would be; the owners had done some unpermitted construction, which was deemed to be unsafe. He had seen plans indicating the building would be used for business occupancy, which would trigger DRC review.

Inspector Oliva said there was a business office in the building now and recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 2/25/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE15010716

2029 North Ocean Boulevard # 110
MICHELIN, LUIGI & LORETTI
MICHELIN, PAULA & PIETROBON, NADIA

Service was via posting on the property on 2/10/15 and at City Hall on 2/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR REMODELLING OF ONE FULL BATHROOM AND A PARTIAL REMODELLING OF THE KITCHEN. THIS WORK INCLUDES BUT IS NOT LIMITED TO STRUCTURAL FRAMING, DRYWALL AND TILE BACKING BOARD INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR REMODELLING OF ONE FULL BATHROOM THAT INCLUDES THE REMOVAL AND REPLACEMENT OF THE PLUMBING FIXTURES INCLUDING A NEW SHOWER PAN. THIS PLUMBING WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF THE ELECTRICAL DEVICE IN THE BATHROOM. THE KITCHEN ELECTRICAL HAS BEEN ALTERED WITH THE RELOCATION OF ELECTRICAL DEVICE, JUNCTION BOX AND FIXTURES. THIS ELECTRICAL WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

PROPERTY OWNER NEEDS TO OBTAIN ALL THE REQUIRED PERMITS, SCHEDULE AND PASS ALL THE REQUIRED INSPECTIONS, AND HAVE ALL PERMITS PROPERLY CLOSED IN ORDER TO COMPLY AND CLOSE THIS CODE CASE.

Mr. Nelson left the dais temporarily.

Inspector Masula said the case was begun pursuant to a complaint and he had posted a Stop Work Order on the property on 1/14/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. Inspector Masula said the owner had informed him that he was a contractor from Canada and had informed him that "he knew what he was doing and didn't need a permit."

Motion made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Nelson returned to the dais.

Mr. Dooley left the dais temporarily.

Case: CE15011828

2029 North Ocean Boulevard # 410
BLAYLOCK, R MARK

Certified mail sent to the owner was accepted on 2/7/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR REMODELLING OF TWO FULL BATHROOMS AND A COMPLETE REMODELLING OF THE KITCHEN. THIS WORK INCLUDES BUT IS NOT LIMITED TO STRUCTURAL FRAMING, DRYWALL AND TILE BACKING BOARD INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH THE INTERIOR REMODELLING OF TWO FULL BATHROOMS AND THE KITCHEN THAT INCLUDES THE REMOVAL AND REPLACEMENT OF THE PLUMBING FIXTURES INCLUDING A NEW SHOWER PANS. THIS PLUMBING WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH THE REMOVAL AND REPLACEMENT OF THE ELECTRICAL DEVICE IN THE BATHROOMS AND KITCHEN. THE KITCHEN ELECTRICAL HAS BEEN ALTERED WITH THE RELOCATION OF ELECTRICAL DEVICE, JUNCTION BOX AND FIXTURES. THIS ELECTRICAL WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

PROPERTY OWNER NEEDS TO OBTAIN ALL THE REQUIRED PERMITS, SCHEDULE AND PASS ALL THE REQUIRED INSPECTIONS, AND HAVE ALL PERMITS PROPERLY CLOSED IN ORDER TO COMPLY AND CLOSE THIS CODE CASE.

Inspector Masula reported that on 2/12/15 master, plumbing and electrical permit applications had been submitted. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Mark Blaylock, owner, said he had purchased the property with the work already done. The previous owner had contacted the contractor who had done the work, who had submitted the after-the fact permits. Mr. Blaylock requested 60 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 5/26/15 or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Dooley returned to the dais.

Case: CE14081054

1834 Lauderdale Manors Drive
WSC BRICKELL LLC

Service was via posting on the property on 2/9/15 and at City Hall on 2/12/15.

Leroy Jones, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AS FOLLOWS:

1. WINDOWS AND EXTERIOR DOORS WERE REPLACED.
2. THE DWELLING WAS RE-ROOFED.
3. THE EXISTING CARPORT THAT WAS BUILT WITH THE
DWELLING WAS ENCLOSED INTO A LIVING SPACE.
4. A DUCTED CENTRAL A/C WAS INSTALLED.
5. INTERIOR RENOVATIONS AND ELECTRICAL AND
PLUMBING UPGRADES WERE PERFORMED INSIDE THE
KITCHEN AND BATHROOMS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Pietro Morales, property manager, said he had plans and the general contractor would submit them for a permit. He reported there was a tenant in the property and she was on government housing, which would make it difficult for her to find a new place to live. Mr. Morales said they wanted to wait until her lease was completed on July 31 to do the

work. Mr. Nelson said there was some work that could be done with the tenant in the property.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14090227

2885 Northeast 29 Street
CONCAS, GERRARDO & VIOLETA

Service was via posting on the property on 2/10/15 and at City Hall on 2/12/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE
CONSTRUCTION OF A NEW GAZEBO WITH A CONCRETE SLAB,
CONCRETE COLUMNS, STEEL COLUMNS AND FRAMEWORK IS
BEING BUILT WITHOUT THE REQUIRED PERMIT OR
INSPECTIONS.

FBC(2010) 105.4.5

A NEW GAZEBO WITH ALL NEW ELECTRICAL IS BEING
INSTALLED WITHOUT THE REQUIRED PERMIT OR
INSPECTIONS.

Inspector Masula stated the case was begun pursuant to a complaint and a Stop Work Order had been posted on the property on 9/5/14. The permit application had been submitted 8/13/14 and failed review four times. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Noel Watson, the owner's representative/general contractor, said there were two issues with the structure: it was located next to the sea wall and must be moved back 10 feet and the structure was 104 square feet larger than allowed. Mr. Watson did not know the chances of receiving a variance, but if he could not get one, he would apply for a permit to build the structure to comply with code.

Mr. Nelson asked if the electrical was live and Mr. Watson was unsure, but promised to disconnect it if it was.

Motion made by Mr. Nelson, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14011956

1600 East Las Olas Boulevard
WALTZER, RICHARD

Service was via posting on the property on 2/10/15 and at City Hall on 2/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH
THE COMPLETION OF A WOOD PERGOLA WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH NEW
OUTLETS AND SWITCHES UNDER THE PERGOLA WITHOUT
PERMITS.

Inspector Masula reported the case was begun pursuant to a complaint and a Stop Work Order had been posted on the property on 7/3/14. Permits for the electrical and the pergola had been submitted in February 2014, failed plan review and been picked up for corrections on 3/21/14 but never resubmitted. Inspector Masula did not have photos of the property. He submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Richard Waltzer, owner, explained he had replaced the wood on the existing pergola. After an architect submitted plans, he had been told he would need a variance and visited the City several times but could not resolve the issue. He stated there were many other pergolas located on the Sheppard Estate. Mr. Waltzer said someone at the City had told him a variance was needed because Sheppard Estate was a historical site, but he pointed out that the townhomes where he lived were not part of Sheppard Estate.

Mr. Nelson asked Inspector Masula if the pergola was permitted when the townhouse was built. Inspector Masula said it would take in-depth research to determine if the pergola was permitted with the original townhouse development. Mr. Waltzer said he could not determine from the original plans he had seen if the pergola was built when the townhouse was built.

Motion made by Mr. Mohnani, seconded by Mr. Dooley, to table the case for 63 days. Mr. Mohnani later withdrew his motion.

Inspector Masula withdrew the case from the agenda and Mr. Waltzer agreed to meet with Inspector Masula and allow him access to the pergola area.

Case: CE14062184

517 Northwest 7 Avenue
SOUTHERN REO GROUP LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, said the Police Department had called Code Enforcement to inform them that they were arresting someone on the property. The Building Inspector had found an unlicensed contractor remodeling the interior. The owner had taken no permit action.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13050613

1433 Southwest 33 Court
FEDERAL NATIONAL MORTGAGE ASSN
%ONEWEST BANK FSB

This case was first heard on 11/25/14 to comply by 2/24/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 2/25/15 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, said there had been no progress or communication from the bank and recommended imposition of the fine.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 2/25/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13090364

3001 North Federal Highway
MARQUEZ, ALICE
%NCDI REALTY CORP

Certified mail sent to the owner was accepted on 2/11/15.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

SHEDS INSTALLED WITHOUT THE REQUIRED PERMITS OR
INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14050074

1545 Northeast 5 Avenue
PETION, JUDE

Certified mail sent to the owner was accepted on 2/9/15.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.4.18

A FENCE WAS INSTALLED WITHOUT THE REQUIRED PERMIT
OR INSPECTIONS.

Inspector Masula said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day. Inspector Masula said the complainant had been very persistent, the complaint had gone to City Hall and he had been asked to move the case forward.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/24/15 or a fine of \$25 per day would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Mr. Dooley and Mr. Mohnani opposed.

Case: CE14111158

1611 Northeast 15 Avenue
STEINER, JOSEPH G

Certified mail sent to the owner was accepted on 2/6/15.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE
CONSTRUCTION OF A PORCH STRUCTURE WITH OVERHANG
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula said this property had been cited for previous code violations and expired after-the-fact permits. This case was begun pursuant to a complaint and a Stop Work Order was posted on the property on 11/20/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$200 per day because of the previous violations.

Inspector Masula related the open code cases against the property: 2009 for air conditioner and windows installed without permit; 2012 for water heaters installed and unsafe roof conditions; voided electrical and mechanical permits for air conditioning units; expired after-the-fact plumbing and kitchen permits. He reported there was a \$250 fine for the 2009 case.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 5/26/15 or a fine of \$250 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE14111487

1511 Northeast 17 Avenue
DURHAM, DUSTY KEITH

Service was via posting on the property on 2/10/15 and at City Hall on 2/12/15.

Robert Masula, Building Inspector, testified to the following violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED.
THE PROPERTY/BUILDING IS IN DISREPAIR WHICH
INCLUDES THE DETERIORATION AND FAILURE OF THE ROOF
TRUSSES AND PLYWOOD ROOF SHEATHING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS. THE PROPERTY/BUILDING IS IN DISREPAIR WHICH INCLUDES THE DETERIORATION AND FAILURE OF THE SOFFIT OVERHANG AT THE PERIMETER OF THE BUILDING.

9-308(A)

THE PROPERTY/BUILDING IS IN DISREPAIR WHICH INCLUDES THE DETERIORATION AND FAILURE OF THE ROOF TILE AND ROOF COVERING OF THE BUILDING.

FBC(2010) 110.9

THE PROPERTY OWNER NEEDS TO OBTAIN THE REQUIRED PERMITS AND MAKE THE NEEDED CORRECTIONS/REPAIRS WITHIN THE NEXT 30 DAYS. THESE PERMITS NEED TO BE OBTAINED, INSPECTED, PASSED AND CLOSED PRIOR TO THIS CODE CASE BEING COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Inspector Masula confirmed that the dates on the photos were incorrect. Inspector Jones testified the photos were taken on 12/8/14.

Mr. Nelson felt the house should be referred to the Unsafe Structures Board (USB). Inspector Masula hoped that the order from the CEB would spur the owner to take action to comply the violations. If not, he would refer it to the USB. Mr. McGee was concerned that a renter could move into the building asked how soon the building could be condemned. Mr. Nelson stated the Fire Marshal or Chief Building Official could declare the building an imminently unsafe structure and evacuate the building. Mr. Nelson said the City could also refer the case to the USB, the Chief Building Official or Fire Marshal.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/24/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15010678

2743 Northeast 15 Street # 8

FALTINGS, JOHN

JONES, APHRODITE

Service was via posting on the property on 2/10/15 and at City Hall on 2/12/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE REMODELLING OF THE MASTER BATHROOM. THIS WORK INCLUDES BUT IS NOT LIMITED TO FRAMING, DRYWALL AND TILE BACKING BOARD BEING INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE REMODELLING OF THE MASTER BATHROOM. THIS WORK INCLUDES BUT IS NOT LIMITED TO ALL THE PLUMBING FIXTURES, SHOWER PAN, VALVES REPLACED WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH THE COMPLETE REMODELLING OF THE MASTER BATHROOM. THIS WORK INCLUDES BUT IS NOT LIMITED TO REMOVING AND REPLACING THE ELECTRICAL DEVICES AND FIXTURES WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT PROPERTY OWNER MUST HIRE A LICENSED CONTRACTOR TO OBTAIN ALL THE REQUIRED PERMITS, HAVE ALL OF THE REQUIRED INSPECTIONS SCHEDULE AND PASSED AND CLOSE ALL PERMITS IN ORDER FOR THIS CASE TO BE FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. An unlicensed contractor had been arrested at the property and a Stop Work Order had been posted on the property on 1/23/15. Permit applications had failed review and were pending pickup for corrections. Someone had also reported that work had continued after the Stop Word Order had been posted. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Mr. Dooley left the dais.

Case: CE14110356

2612 Barbara Drive
MONDANI, GLEN H/E
MONDANI, PENTELOPE

Service was via posting on the property on 2/9/15 and at City Hall on 2/12/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT. STOP WORK ISSUED.

THERE IS WORK IN PROGRESS WITH EXPIRED PERMITS:

1. COMPLETED RENOVATION INSIDE OF THE DWELLING.
2. AN ELECTRICAL GENERATOR WITH GAS OR LP SUPPLIED TO IT WAS INSTALLED. THREE GAS SUPPLY LINES RAN TO THE INTERIOR OF THE HOUSE.
3. THE GARAGE WAS DEMOLISHED AND A SERVANT'S QUARTERS WAS BUILT WITH ELECTRICAL AND PLUMBING ALTERATIONS.
4. HURRICANE SHUTTERS WERE INSTALLED.
5. AN EXTERIOR DOOR WAS REPLACED.
6. ALTERATIONS TO THE FRONT PORCH.
7. PAVERS IN THE DRIVEWAY WERE DONE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated a Stop Work Order was posted on the property on 11/13/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Inspector Oliva confirmed that for fine purposes, there were two separate violations, with a maximum total fine of \$200 per day. Every individual item under FBC (2010) 105.1 must be complied for that one violation to be complied.

Inspector Oliva said the owner had sent him a "nasty" email, and informed Inspector Oliva that he did not need permits. Inspector Oliva said he had posted the notice for the hearing on the property. Ms. Ketor confirmed that certified and first class mail were sent to the owner on 2/5/14.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051438

645 Northwest 14 Terrace
645 NORTHWEST 14 TERRACE LANDTRUST
SWITZER, STAN TRSTEE

Certified mail sent to the owner was accepted on 2/9/15.

Leroy Jones, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS, AS FOLLOWS:

1. THIS PROPERTY WAS UPGRADED. THE INTERIOR WAS
REMODELED WITH NEW CABINETS INSTALLED IN THE
KITCHEN AND BATHROOM AREAS.
2. NEW ELECTRICAL AND PLUMBING FIXTURES ALSO WERE
INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Inspector Oliva said the case was opened by Code Enforcement Officer Wilson Quintero, who had witnessed the interior renovations, but his camera was not functioning when he visited the property. When Inspector Oliva returned the following

day, he was not permitted to see the interior renovations. The case was based on Officer Quintero's statements.

Mr. Mohnani was troubled by the fact that they were relying on information from an officer who was not present, without photos. Mr. Nelson said the Board had the ability to judge the validity of written and oral testimony. He added that the Board's determinations must be based on substantial, competent evidence.

Motion made by Mr. Nelson, seconded by Mr. Smith to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Mr. Dooley returned to the dais.

Case: CE14061177

3505 Southwest 12 Court
MCFARLANE, CHRISTINE

Service was via posting on the property on 2/9/15 and at City Hall on 2/12/15.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY:

1. THE GARAGE OR CARPORT WAS ENCLOSED INTO LIVING SPACE WITHOUT A C.O.
2. THE WINDOWS IN THE DWELLING'S OPENINGS WERE REPLACED.
3. THE KITCHEN AND BATHROOM WERE UPGRADED WITH NEW PLUMBING AND ELECTRICAL FIXTURES.
4. NEW CABINETRY WAS INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated there had been a case for the same violations against the previous owner. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Inspector Oliva clarified that the enclosure of the carport had no permit or Certificate of Occupancy. Chair Elfman said the current owner purchased the property in October and was aware of the violations.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14080757

1609 Northwest 12 Street
GILA ROZEN LLC

Service was via posting on the property on 2/9/15 and at City Hall on 2/12/15.

Leroy Jones, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AS FOLLOWS:

1. THE WINDOWS WERE REPLACED ON ALL THE OPENINGS
AT THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14110452

1729 Northwest 16 Avenue
CUKIERKORN, JACQUES

Certified mail sent to the owner was accepted on 2/14/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT.
STOP WORK ISSUED

1. INTERIOR ALTERATIONS IN THE KITCHEN AND BATHROOM AREAS. BOTH WERE GUTTED.
2. FRAME AND DRYWALL WORK BEING DONE WITH NEW PLUMBING AND ELECTRIC FIXTURES.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case was opened by the Police Department's Anti-squatters unit and Code Enforcement Officer Wilson Quintero. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE08070448

1431 Northwest 11 Place
DRAGOSLAVIC, GORAN
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits had been issued in January and recommended a 119-day extension for inspections.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 6/23/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10070711

2601 Southwest 13 Place
VEGA, GLORIA STELLA

This case was first heard on 4/22/14 to comply by 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance. Ms. Goldwire stated there were emails and a letter regarding this case.

George Oliva, Building Inspector, said the electrical contractor had provided the owner with a letter, but the owner still needed a permit to restore power to the property and the electrical inspector must verify the electrical system was in proper working condition. Inspector Oliva said after the electrical work was inspected, the owner could move back in and address the remaining violations. He had advised the owner to take legal action against the prior owner, who had done the work, as well as the title company. The owner and her daughter had been present earlier and Inspector Oliva agreed to request a 28-day extension to allow the contractor time to get the permit to restore power.

Chair Elfman reported the property was up for sale and the owner was disclosing the fact that there were open permits.

Ms. Hasan said the City might want to re-evaluate its position and not recommend an extension so the house did not change hands again. She feared the owner might not have an interest in complying because of the sale. Inspector Oliva said if the owner took no action, he could set the case for a Massey hearing in March.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Nelson, Ms. Hinton and Chair Elfman opposed.

Case: CE11110991

2845 Southwest 4 Street
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said two permits had been allowed to expire without inspections and all violations remained. He recommended imposition of the fines. Inspector Oliva said the driveway and laundry room permits had expired; all other violations never had permits issued.

Motion made by Mr. Nelson to grant a 28-day extension. Motion died for lack of a second.

Case: CE13021763

1200 Citrus Isle
LAZARIDI, ALLEN

This case was first heard on 8/26/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had resubmitted the permit application with corrections on 2/19/15. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13101928

2201 Northwest 23 LN
MCGILL, SHERRI

This case was first heard on 9/23/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had picked up the plans for corrections on 10/29/14 and never returned. He recommended bringing the case back for a Massey hearing.

Motion made by Mr. Nelson to grant a 28-day extension to 3/24/15. Motion died or lack of a second.

Case: CE14032296

516 Southwest 16 Street
THIER, JASON

This case was first heard on 9/23/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no progress and did not recommend any further extensions.

Motion made by Mr. Nelson to grant a 28-day extension to 3/24/15. Motion died for lack of a second.

Case: CE14030884

1213 Northwest 23 Terrace
THOMAS, BETHANI J
WILLIAMS, KIMBERLY

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, stated he property owner had been present earlier. The owner had applied for the permit and Inspector Oliva recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14060438

930 Northwest 14 Street
ADEA REAL ESTATE LLC

This case was first heard on 9/23/14 to comply by 10/28/14 amended to 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits were ready to be issued and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14060528

1213 Northwest 3 Street
TOTAL HOUSING INC

This case was first heard on 11/25/14 to comply by 2/24/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits were ready to be issued and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13091177

3210 Northwest 63 Street
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14 amended to 2/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no recent activity toward compliance. He recalled that the owner had been in a serious accident and taken months to recover. Mr. Styczynsky had appeared at the last hearing and reported he would probably lose the house.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14060539

2496 Cat Cay Lane
1463 PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and seven sub permit applications had passed plan review. All permits still needed a contractor of record in order to be issued. The owner had sent an email indicating she would return to the country and hire a new contractor.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14071427

1501 Northeast 12 Street
POLARIS GV INVESTMENTS LLC
% MONICA VACAS

This case was first heard on 9/23/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had failed mechanical review and had been awaiting pickup for corrections since 12/8/14. He did not support any further extensions.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 28-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion failed 3-4 with Mr. Smith, Mr. Nelson, Ms. Hinton and Chair Elfman opposed.

Meeting Minutes

Motion made by Ms. Hinton, seconded by Mr. Nelson, to approve the minutes of the Board's January 2015 meeting. In a voice vote, motion passed 7-0.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE13120935 CE13121503 CE14071289 CE14051629

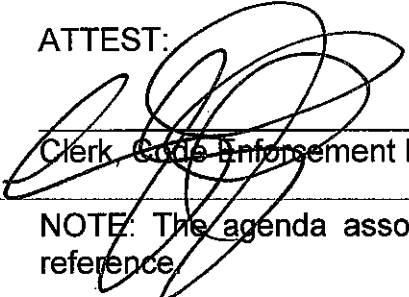
Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14051214 CE14101891

There being no further business to come before the Board, the meeting adjourned at 1:46 p.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Oppert, ProtoType Inc.